



Town of Arlington
Redevelopment Board
730 Massachusetts Avenue
Arlington, MA 02476

**Agenda
&
Meeting Notice**

The Arlington Redevelopment Board will meet Monday, March 20, 2017 at 7:30 PM in the **Town Hall, 730 Massachusetts Avenue, 2nd Floor Conference Room, Arlington, Massachusetts.**

Time	Agenda Item	How
7:30 – 7:50 p.m.	<p>1. Public Hearing ARTICLE 1 ZONING BYLAW AMENDMENT/DEFINITIONS</p> <p>To see if the Town will vote to amend the Zoning Bylaws to change the definition of "Open Space, Usable" by reducing the required horizontal dimension, to allow for incentives for surface parking at newly-constructed single, two-family, duplex or three-family dwellings; or take any action related thereto.</p> <p>(Inserted at the request of the Town Manager on behalf of the Residential Study Group)</p>	<ul style="list-style-type: none">• ARB Chairman, Andrew Bunnell and Steve McKenna, representing the Residential Study Group, will provide an introductory presentation.• Board members may ask questions of proponent.• Members of the public will be provided time to comment.• Board members may ask additional questions and/or vote.
7:50 – 8:20 p.m.	<p>2. Public Hearing ARTICLE 2 ZONING BYLAW AMENDMENT/RECREATIONAL MARIJUANA MORATORIUM</p> <p>To see if the Town will vote to amend the Town's Zoning Bylaws by adding a new section 11.10, TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS, which would provide as follows, and further to amend the Table of Contents to add Section 11.10, "Temporary Moratorium on Recreational Marijuana Establishments."... or take any action related thereto.</p> <p>(Inserted at the request of the Town Manager)</p>	<ul style="list-style-type: none">• An introductory presentation will be provided.• Board members and members of the public will be provided time to ask questions and comment.• Board members may ask additional questions and/or vote.

<p>8:20 – 8:30 p.m.</p>	<p>3. Continued Public Hearing ARTICLE 6 ZONING BYLAW AMENDMENT/ MIXED USE IN BUSINESS AND INDUSTRIAL ZONES</p> <p>To see if the Town will vote to amend the Zoning Bylaw ARTICLE 6 SECTION 6 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS for Mixed-Use development by reducing or removing the Minimum Lot area per Dwelling Unit Sq. Ft. requirement, or take any action related thereto.</p> <p>(Inserted at the request of the Redevelopment Board)</p>	<ul style="list-style-type: none"> • <i>Board members will deliberate and vote.</i>
<p>8:30-8:40 p.m.</p>	<p>4. Continued Public Hearing ARTICLE 7 ZONING BYLAW AMENDMENT/ DEFINITIONS ARTISANAL FABRICATION</p> <p>To see if the Town will vote to amend the Zoning Bylaw ARTICLE 2 DEFINITIONS for Artisanal Fabrication by increasing or removing the maximum square foot area requirement, or take any action related thereto.</p> <p>(Inserted at the request of the Redevelopment Board)</p>	<ul style="list-style-type: none"> • <i>Board members will deliberate and vote.</i>

<p>8:40-8:55 p.m.</p>	<p>5. Continued Public Hearing ARTICLE 8 ZONING BYLAW AMENDMENT/ RESIDENTIAL DRIVEWAY AND PARKING ACCOMODATION ZONING CHANGES</p> <p>To see if the Town will vote to amend the Zoning Bylaw to address design and construction of new residential driveways and parking accommodations by: amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to set the maximum allowable grade for driveways accessing below-grade garages for single, two-family, duplex, or three-family dwellings at 15 percent (15%) unless authorized by special permit; amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to require vegetated buffers; amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to allow for incentives for surface parking at newly-constructed single, two-family, duplex or three-family dwellings; amending ARTICLE 8 SECTION 8.01 OFF-STREET PARKING REQUIREMENTS to decrease the number of off-street parking spaces required per dwelling unit from two (2) to one (1) for all single, two-family, duplex, or three-family dwellings; amending ARTICLE 6 SECTION 6 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to consider changes to minimum setbacks; or take any action related thereto.</p> <p>(Inserted at the request of the Redevelopment Board)</p>	<ul style="list-style-type: none">• <i>Board members will deliberate and vote.</i>
-----------------------	--	--

<p>8:55-9:10 p.m.</p>	<p>6. Continued Public Hearing ARTICLE 9 ZONING BYLAW AMENDMENT/MEDICAL MARIJUANA TREATMENT CENTER BUFFER ZONE</p> <p>To see if the Town will vote to amend the Zoning Bylaw to add a section 5.07 establishing a buffer zone for Medical Marijuana Treatment Centers (“MMTC”, also known as Registered Marijuana Dispensaries “RMD”); prohibiting siting of such facilities within a radius of five hundred feet of a school, daycare center, or any facility in which children commonly congregate; the 500 foot distance under this section to be measured in a straight line from the nearest point of the facility in question to the nearest point of the proposed MMTC; and further defining for the purposes of this section a “facility in which children commonly congregate” to include: dance schools, gymnastic schools, technical schools, vocational schools, public and private K-12 schools, public libraries, facilities that offer tutoring or after school instruction, licensed daycare facilities (including private home daycare), pediatrics offices, parks that have play structures and athletic fields intended for use by children, accredited Headstart facilities, and commercial establishments that host children’s parties; or take any action related thereto.</p> <p>(Inserted at the request of Karen E. Thomas-Alyea and ten registered voters)</p>	<ul style="list-style-type: none"> • <i>Board members will deliberate and vote.</i>
<p>9:10-9:20 p.m.</p>	<p>7. Continued Public Hearing ARTICLE 10 ZONING BYLAW AMENDMENT/R2 to R1 DESIGNATION</p> <p>To change the Zoning District in the Mount Gilboa Historic District from the current Zoning District of R2 to its former District of R1. The proposed area shall encompass the following streets: 2-133 Crescent Hill Avenue, 2-16 Park Place, 3-115 Westmoreland Avenue and 11-197 Westminster Avenue; or take any action related thereto.</p> <p>(Inserted at the request of Janice A. Weber and ten registered voters)</p>	<ul style="list-style-type: none"> • <i>Board members will deliberate and vote.</i>

<p>9:20 – 9:30 p.m.</p>	<p>8. Approval of Meeting Minutes from February 6, 2017 and March 6, 2017</p>	
-------------------------	---	--